

provided that if default should be made in the payment of the principal when due, or the payment of any interest as therein provided, or in any agreement, covenant or condition of said mortgage, then the entire mortgage debt should be deemed due and demandable, and it should be lawful for the said Jennie E. Bussard, or her agent and attorney, or for any assignee of the said mortgage, at any time after such default, to sell the property therein mortgaged at the Court House door in Frederick City, Frederick County, Maryland, at public auction for cash, and to grant and convey the said property to the purchaser or purchasers thereof, his, her, or their heirs and assigns, upon giving notice of the time, place, manner and terms of sale by advertisement for more than 20 days prior to the day of sale in some newspaper printed in Frederick County, and in the event of sale to apply the proceeds as in said mortgage stipulated. All of which will fully appear by reference to said mortgage filed in these proceedings as "Exhibit Mortgage" and which, together with all other Exhibits, herewith produced, it is prayed to be taken and considered as a part of this petition and report.

SECOND: Default having been made in the payment of the principal and interest due upon said mortgage, as in said mortgage provided, Jennie E. Bussard, on the 31st day of August, 1959, assigned the said mortgage to the said Richard E. Zimmerman for the purpose of foreclosure, as will appear in the said "Exhibit Mortgage".

THIRD: That subsequently to said assignment, the said Richard E. Zimmerman, Assignee, advertised the real estate conveyed by said mortgage and hereinabove mentioned at public auction and filed his duly approved bond as required by law after giving notice of the time, place, manner and terms of sale, by advertisements in the Frederick Post, a newspaper published in Frederick County, Maryland, once a week for three successive weeks, being more than twenty days before said sale, did pursuant to said notice attend at the Court House door in Frederick City, Frederick County, State of Maryland, on October 17, 1959 at the hour of 10:00 o'clock A.M. and then and there proceeded to sell said real estate as follows:

Your assignee offered the parcel of said mortgaged property and received a bid of \$6,605.61, which was then and there the highest and best bid your assignee received for said parcel of the mortgaged premises; and your assignee then and there did sell the mortgaged premises, together with the improvements thereon, to Jennie E. Bussard, at and for the sum of \$6,605.61, it being then and there the